

City of Fitchburg Conservation Commission

MEETING MINUTES TUESDAY, DECEMBER 26, 2006

COMMISSIONERS IN ATTENDANCE: Tom Starr, Chairman, Phil Chalifoux, Mike Donnelly, Harry Karis, John Koutonen.

STAFF IN ATTENDANCE: Tim Smith, Mike O'Hara

CALL TO ORDER: Mr. Starr called the meeting to order at 6:05 p.m. in the Veteran's Room, First Floor, City Hall.

PUBLIC HEARINGS

Notice of Intent - Matson Homes, Inc., "Parker Hill Estates" subdivision, off Brierwood Drive & Colony Rd. (postponed from 11-28-06)

Request to postpone to January submitted by Wes Flis, Whitman & Bingham.
Hearing postponed to January 30, 2007.

**Notice of Intent - "Woodland Estates" mobile home park expansion, Rindge Rd.
(cont'd from 11-28-06)**

Chris Deloge, Whitman & Bingham Assocs. & applicant Joanne Hamberg present.

Hamberg has cut ties with JCJ - Fairway Homes development. She is proposing to provide water & sewer to her project alone, not thru JCJ property.
Chris Deloge explained changes to plan.

Tim asked about issues raised in Vollmer report: Emergency spillway, retaining wall, etc.
Wall must be designed by a geotechnical engineer at the time of building & submitted to the Bldg. Dept. if changes needed to site based on design of retaining wall, applicant must come back for ConCom review & approval.

Hamberg wants to minimize clearing where possible.

John K: is there phasing plan?

Hamberg wants 1st group of 6 units built to help pay for sewer connection to existing units.
She will confer w/ Chris to determine which units are in Phase I.

Mr. Donnelly wants 100% of road built first & to make detention basin functioning right away.

Draft list of possible special conditions to be submitted for ConCom review next meeting.

- Review & approval of phasing plan.
- Call for final inspection of phase I prior to going ahead with next phase.
- Subject to submittal of erosion control bond in amount to be determined.

ConCom to review draft special conditions at next meeting.

Notice of Intent - 80 Erdman Way LLC, parking lot expansion (cont'd from 10-30-06)

Applicant requested postponement to January.

Hearing postponed to January 30, 2007.

Notice of Intent - Seney, Ashby State Road, two driveways (cont'd from 11-28-06)

Request to postpone to January submitted by Chris McKenzie, Whitman & Bingham.

Hearing postponed to January 30, 2007

Notice of Intent - Bovenzi, Inc., South St. & Wanoosnoc Rd., filling

Todd Lobo, Hannigan Engineering presented plan to fill 22,640 sq. ft. of wetlands & provide 25,536 sq. ft. of replicated wetland. The area to be filled is subject to federal jurisdiction, but "non-jurisdictional" for purpose of state Wetlands Act.

Hannigan had site visit with ACOE. Army Corps does not object to filling all the non-jurisdictional wetlands. Will still need a permit from ACOE.

Discussion on history of site and previous plans approved for GVNA building (now Chamber of Commerce).

Tim - there is large pile of fill in wetlands in two places. Site is in violation now.

Commission: They shouldn't be discussing new development until this is addressed.

Tim the replicated wetlands proposed would be more valuable than the area to be filled in since it's adjacent to an existing wetland.

Todd suggested site visit with Tim & their botanist to review where fill is.

John K. - what happens to street drainage when wetland is filled?

Hearing continued to Jan. 30.

Notice of Intent - Larkin, Westminster Hill Rd. near West St., sewer extension

Jack Sullivan, P.E. and applicant Patrick Larkin presented plan to extend sewer 800+ feet up Westminster Hill Road. Will service 11 recent ANR lots on south side of road. Larkin may propose a cluster plan as alternative. All work will take place within the existing right-of-way.

Sullivan submitted minor changes to plan (revised 12-18-06) based on comments from DPW-Engineering -- two manholes eliminated, drop manholes not as deep.

Sullivan: DPW has signed off on sewer extension permit. Is only a temporary disturbance of riverfront area. Hay bales will be installed around catchbasins. Silt fence will be installed on north (downhill) side of berm. They will do full-width overlay of Westminster Hill Road when work is done (it was recently repaved).

Tim: meets criteria for "Limited Project" if meets certain standards. Read from wetlands regulations.

Motion made & seconded to grant Order of Conditions w/ boilerplate conditions. Vote 5-0 in favor.

Request for Determination of Applicability - Bribern, LLC, 68 Airport Road & 25 Newport Street

Larry Greene, Thompson-Liston Assocs. and applicant Brian Devellis present.

Area of concern is between Parks-Cramer building and Vogue Wallcoverings. Was used as tailrace for old mill years ago - now boxed in. No wetland vegetation there.

Tim agreed. Area does not contribute to any of the interests of the Wetlands Act.

According to Mr. Foote of Vogue Wallcoverings the area does dry up in the summer.

Stormwater does still flow thru area. They will design culvert large enough to carry flow.

Mr. Donnelly suggested extensive landscaping and incorporate LID. Provide as much infiltration as possible.

Motion made & seconded to issue a negative Determination of Applicability.
Vote 5-0 to issue negative determination.

Notice of Intent - Fitchburg DPW, Rollstone Rd. at Electric Ave., turning lane

Mark Belanger, Hannigan Engineering presented plan for addition of a right turn lane at intersection of Rollstone & Electric Ave. This was required as a condition of the Bridle Cross condominiums Special Permit.

Motion made & seconded to issue an Order of Conditions with boilerplate conditions. Vote 5-0 in favor.

MISCELLANEOUS ITEMS

Tully: 3 NOI hearings were continued to March meeting.

Motion made & seconded to adjourn. Vote unanimous.

Meeting adjourned: 8:15 p.m.

Next meeting: January 30, 2007

Approved: 1-30-07